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| <p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>EDWARD M. WOLKOWITZ (State Bar No. 68298) ANTHONY A. FRIEDMAN (State Bar No. 201955) LEVENE, NEALE, BENDER, YOO & BRILL L.L.P. 10250 Constellation Boulevard, Suite 1700 Los Angeles, California 90067 Telephone: (310) 229-1234 Facsimile: (310) 229-1244 Emails: emw@lnbyb.com; aaf@lnbyb.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Nancy H. Zamora, Chapter 7 Trustee</p> | | <p>FOR COURT USE ONLY</p> | |
| <p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION</p> | | | |
| <p>In re:</p> <p>JEFFREY MARK LEIB,</p> <p>Debtor(s).</p> | | <p>CASE NO.: 1:18-bk-10403 MB CHAPTER: 7</p> <p>NOTICE OF SALE OF ESTATE PROPERTY</p> | |

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| Sale Date: 11/10/2020 | Time: 11:00 am |
| Location: Courtroom 303, 21041 Burbank Boulevard, Woodland Hills, California 91367 | |

Type of Sale: ☒ Public ☐ Private

Last date to file objections: 10/27/2020

Description of property to be sold:

The Estate's right, title and interest as of the petition date (February 14, 2018) in insurance commissions for which the Trustee has not received payments for the Estate as of October 16, 2020 and all records and other documents in any form in possession or under control of Trustee relating to payments and/or income and/or rights of any kind.

Terms and conditions of sale: The property shall be sold "as is" and "where is" and without any representation or warranty, and with no contingencies, subject to overbidding.

Proposed sale price: \$ 10,000.00

Overbid procedure (if any):

See attached Exhibit A

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

November 10, 2020 at 11:00 am, Courtroom 303, 21041 Burbank Boulevard, Woodland Hills, California 91367. Under current circumstances related to the COVID-19 pandemic, the hearing shall take place by ZOOMGOV. For instructions to appear via ZOOMGOV, contact Judge Barash's Telephonic Instructions at:
<https://www.cacb.uscourts.gov/judges/honorable-martin-r-barash>

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Anthony A. Friedman
Levene, Neale, Bender, Yoo & Brill L.L.P.
10250 Constellation Blvd., Suite 1700
Los Angeles, CA 90067
Tele: 310-229-1234
Fax: 310-229-1244
E-mail: AAF@LNBYB.COM

Date: 10/19/2020

Exhibit A

Overbid Procedures: Trustee proposes the following overbid procedure be used at the hearing for the purpose of considering bids and seeks the Court's approval of the overbid procedure:

A. Each potential bidder (other than Buyer) in order to qualify as a bidder at the Hearing, shall:

(1) submit to Trustee at least five (5) days prior to the hearing a cashier's check in the amount of \$11,500.00 (the "Earnest Money Deposit"), which represents the amount of the initial overbid, made payable to "Nancy Zamora, Ch. 7 Trustee, Leib Estate." The Trustee shall refund the Earnest Money Deposit if Trustee accepts the bid of another bidder at the conclusion of the hearing on the Motion;

(2) bid on the identical terms as Buyer including, but not limited to, an "AS-IS, WHERE-IS" basis, with no representations or warranties regarding the Personal Property, and with no contingencies;

(3) submit to Trustee at least five (5) days prior to the hearing, proof of funds for such bidder's highest estimated bid and ability to close the sale on or before five (5) days after entry of the Sale Order (the "Closing Date"), and to tender the balance of any bid made by such bidder, such proof to be deemed acceptable or unacceptable by Trustee in her sole discretion, subject to approval by the Court (and, if bidder is Debtor, documentary evidence to demonstrate that the source of the funds are derived from sources that are not property of the Estate);

(4) attend the Hearing to participate in the bidding (via ZoomGov); and

B. The initial overbid amount shall be a total of \$11,500.00, i.e., Trustee requests that if Buyer is not Highest Bidder or, in the event that Highest Bidder defaults, Buyer is not the next highest bidder who is asked to pay the next highest bid, then and only then, the Trustee shall be authorized to refund to Buyer the Sales Price of \$10,000.00 tendered by Buyer to purchase the Personal Property and to issue to Buyer the amount of \$1,500.00 (15% of the Sales Price) as a "break-up fee" based on the expenses incurred by Buyer in its due diligence efforts related to Buyer's proposed purchase of the Personal Property (the "Break-up Fee"), and all additional

overbids must be made in minimum increments of \$500.00 over the last stated overbid made on the record.

If Highest Bidder fails to close the sale on or before the Closing Date, the Highest Bidder shall forfeit the Earnest Money Deposit and the next highest bidder shall pay the next highest bid within five (5) days of written notification, transmitted via facsimile and/or e-mail, of Highest Bidder's default.

On or before the Closing Date, Buyer shall tender any amount in addition to the Sales Price if such higher amount is approved by the Court in the Sale Order as the highest bid and Buyer is the Highest Bidder. As of the Closing Date, provided that the Sales Price is not increased in the Sale Order or, if it is increased, that Buyer has tendered to Trustee the balance of the highest bid, Buyer shall acquire and Trustee shall execute and deliver to Buyer any and all documents reasonably necessary to sell, assign and transfer all of the Estate's right, title and interest in the Personal Property from the Estate to Buyer including a bill of sale and various assignments, as applicable.

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is 10250 Constellation Boulevard, Suite 1700, Los Angeles, CA 90067.

A true and correct copy of the foregoing document entitled **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On **October 19, 2020**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- Dean J Asher jeff@alpertlawgroup.com, dean@alpertlawgroup.com
- Ashleigh A Danker
Ashleigh.danker@dinsmore.com;SDCMLFiles@DINSMORE.COM;Katrice.ortiz@dinsmore.com,
SDCMLFiles@DINSMORE.COM;Katrice.ortiz@dinsmore.com;caron.burke@dinsmore.com
- Anthony A Friedman aaf@lnbyb.com
- Irving M Gross img@lnbyb.com, john@lnbyb.com
- United States Trustee (SV) ustpregion16.wh.ecf@usdoj.gov
- Jennifer H Wang jwang@cookseylaw.com, jwang@ecf.courtdrive.com
- Shelia Renee Warthen mtgbk@shellpointmtg.com, mtgbk@shellpointmtg.com
- Edward M Wolkowitz emw@lnbrb.com
- Nancy J Zamora (TR) zamora3@aol.com, nzamora@ecf.axosfs.com

2. SERVED BY UNITED STATES MAIL: On **October 19, 2020**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on **October 19, 2020**, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

October 19, 2020
Date

Lisa Masse
Type Name

/s/ Lisa Masse
Signature